

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

188 Kambrook Road, Caulfield Vic 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,941,000

Property Type House

Suburb Caulfield

Period - From 01/04/2023

to

31/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	200 Neerim Rd CARNEGIE 3163	\$1,580,000	15/03/2024
2	1 Vine Gr CARNEGIE 3163	\$1,600,000	09/12/2023
3	24 Raynes St CAULFIELD SOUTH 3162	\$1,700,000	25/11/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/05/2024 11:57



3
 1
 3

Property Type: House
 (Residential)
Land Size: 592 sqm approx
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending March 2024: \$1,941,000

Comparable Properties



200 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$1,580,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 439 sqm approx

1 Vine Gr CARNEGIE 3163 (REI/VG)

Agent Comments

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Price: \$1,600,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 667 sqm approx



24 Raynes St CAULFIELD SOUTH 3162 (REI/VG)

Agent Comments

3
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 2

Price: \$1,700,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 559 sqm approx

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